

Planning and Zoning Board

Hearing Agenda

RESULTS AGENDA

PUBLIC HEARING - WEDNESDAY, OCTOBER 15, 2014 – 4:00 P.M.

MESA CITY COUNCIL CHAMBERS – UPPER LEVEL

57 EAST FIRST STREET

VINCE DIBELLA – Chair	
SUZANNE JOHNSON – Vice Chair	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN
MICHELLE DAHLKE	STEVE IKEDA

Note: Items on this agenda which must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at 480.644.2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

- A. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE SEPTEMBER 16 AND SEPTEMBER 17, 2014 STUDY SESSIONS AND REGULAR HEARINGS
Board Decision: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)
- C. TAKE ACTION ON ALL CONSENT ITEMS
- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:
 - *1. **Z14-46 (District 6).** 9151 East Guadalupe Road Located at the southwest corner of Ellsworth Road and Guadalupe Road (2± acres). Site Plan Modification and Special Use Permit for a carwash. This request will allow the development of a carwash in association with an existing gas station. Brandon Gagle, applicant: CST Arizona Stations, Inc., owner. PM Design Group, Inc., owner. (PLN2014-00419).

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

- *2. **Z14-48 (District 6).** The 1300 block of South Sossaman Road Located south of Southern Avenue on the east side of Sossaman Road (4.9± acres). Site Plan Modification and Special Use Permit for a carwash. This request will allow for the development of a five-lot commercial subdivision including a car wash in the LC PAD zoning district. Brett Sherin, SherCon Construction, applicant; Maurice Khoury, Sossaman Development, LLC, owner. (PLN2014-00431)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

E. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- *1. **Z14-47 (District 2).** 6335 East Main Street. Located east of Recker Road on the south side of Main Street (7± acres). Council Use Permit request for the conversion of an existing shopping center to accommodate private school. Richard Buckingham, Faith Christian Church, applicant/owner. (PLN2014-00429)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

2. **Z14-49 (District 4).** 155 South Hibbert. Located south of Main Street and west of Mesa Drive (1.7± acres). Rezone from DR-2 and DR-3 to T4-Neighborhood Flex (Form-Based Code). This request will allow for a live/work development. (PLN2014-00477)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Recommendation: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

F. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT:

- *1. **Sossaman Center (District 6)**. The 1300 block of South Sossaman Road. Located south of Southern Avenue on the east side of Sossaman Road (4.9± acres). Brett Sherin, SherCon Construction, applicant; Maurice Khoury, Sossaman Development, LLC, owner. (PLN2014-00431)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

- *2. **Heritage Village Assisted Living (District 5)**. 8035 East Brown Road (south side). (4.7± acres). Gary Crosby, Accent Construction, LLC, applicant/owner. (PLN2014-00525)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approval with Conditions (Vote: 5-0, Absent: Boardmembers Clement and Dahlke)

G. OTHER BUSINESS:

None.

H. ADJOURNMENT

Note: Audio recordings of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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